

Chapter 18

LANDSCAPE AND TREES

Section 18.1 Purpose

The purpose of this Chapter is to protect and enhance the community's environmental, economic and aesthetic resources consistent with the goals of the City-Parish Comprehensive Land Use and Development Plan thereby promoting the public health, safety and general welfare of the citizens and contributing to the quality of life by encouraging a superior level of design in development.

Section 18.2 Applicability of Landscape Requirements

The landscaping and development standards of this Chapter shall apply to all developments, including planned developments, that meet any of the following categories, with exceptions granted to agricultural uses and industrial areas as designated by the Plan of Government:

18.2.1 Residential

- A. Building a structure that contains three or more dwelling units.
- B. Developing a new parking lot that contains ten or more spaces.

18.2.2 Non-residential

- A. Building a structure of greater than one thousand gross square feet.
- B. Converting a residential structure to non-residential use.
- C. Developing a new parking lot that contains ten or more spaces.

18.2.3 Expansions / Renovations

- A. Multi-family expansion of ten percent of the number of units or ten units, whichever is less.
- B. Cumulative non-residential expansion of a building by more than 2,500 square feet or 40% of the original building's square footage, whichever is less.
- C. Reconstruction after any voluntary demolition where the value of the new improvements is greater than 50% of the assessed value of the building on the property existing prior to improvement.
- D. Parking lot expansion (excluding re-striping and re-surfacing) of six spaces or more.

18.3 Landscape Design Standards

18.3.1 Preparation of Landscape Plan

- A. Landscape plans shall be prepared by a Professional Landscape Architect licensed in the State of Louisiana and shall bear the Landscape Architect's seal and signature.
- B. All landscape plans shall contain a statement, signed and dated by the preparer, certifying that the landscape architect will inspect the landscaping following installation to certify that the landscaping was installed in compliance with the approved plan.

18.3.2 Percentage of Landscape Area

At least ten percent of the developed site area, which is inclusive of the building footprint, parking areas, driveways and sidewalks, shall be landscape area. For purposes of this chapter, landscape area shall include required and optional plant materials as well as open areas covered with grass and/or ground cover.

18.3.3 Required Buffers between Abutting Properties

A. General

- 1. Buffers are required between properties when incompatible uses abut each other. The purpose of a buffer requirement is to interrupt sight lines from abutting uses.

2. Buffer widths are designated in Section C. Buffer Standards and shall be calculated using the average width of the buffer per 100 feet or portion thereof. The minimum width of the buffer at any one point shall not be less than one-half the required width of the buffer.

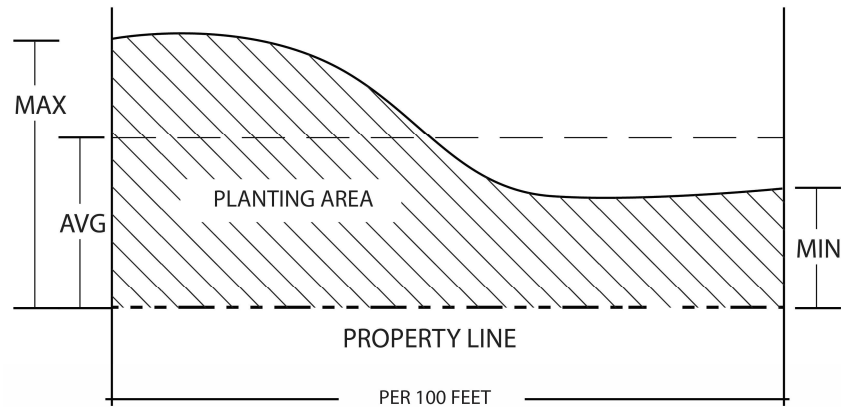


Figure 1: Calculating Buffer Width

3. A required buffer shall be measured from the property line and may be located wholly or partially within a required setback. Water, sanitary sewer, electrical, telephone, natural gas, cable, underground storm drainage systems, or other service lines may be located within buffers with the approval of the service providers. The parking and driving of vehicles is prohibited in a required buffer except when providing access to abutting sites. Design variations may be permitted by the Development Director.

B. Responsible party

1. The party responsible for installation of the landscape buffer is the owner of the developing property when abutting an existing developed property.
2. When developing next to an undeveloped property, the owner of the more intensively zoned property is responsible for installation of the landscape buffer. The required buffer shall be determined based on the most intensive use permitted in the zoning district.
3. If a buffer already exists on an abutting property, the Development Director may modify the buffer requirement.
4. If a property does not fall into any of the categories designated in the Buffer Tables, the Development Director and the Planning Director shall determine the appropriate buffer.

C. Buffer standards

Tables 1, 2 and 3 establish the minimum width and type of buffer required between abutting uses, except in the downtown character area where the provisions of paragraph D, below shall apply.

1. An L1, L2, L3 or L4 buffer type is required. Each buffer type is described in *Section E Types of buffers required* and *Section F Landscape and screening requirements by type of buffer*.
2. The width of the required buffer is shown in Tables 1, 2 and 3.

D. Buffer requirements in the Downtown Character Area

A three-foot wide buffer with an L2, three-foot tall screen is required for nonresidential uses that are abutting single family residential uses.

Table 1
Existing Principal Use: Low Density Residential (LDR),
Medium- and High-Density Residential (MHR), Recreation, Parking

Existing Abutting Site Use:												
	Low Density Residential		Medium-High Density Residential				Recreation				Parking as a Principal Use	
			Medium Density		High Density		Public		Private			
	Urban /Walk-able	Sub/Rural	Urban /Walk-able	Sub/Rural	Urban /Walk-able	Sub/Rural	Urban /Walk-able	Sub/Rural	Urban /Walk-able	Sub/Rural	Urban /Walk-able	Sub/Rural
Subject Site Use:												
Low Density Residential	None	None	None	None	None	None	None	None	None	None	None	None
Medium-High Density Residential												
Med Density	10 ft @ L2	20 ft @ L2	None	None	10 ft @ L3	15 ft @ L3	5 ft @ L2	10 ft @ L2	10 ft @ L2	20 ft @ L2	10 ft @ L3	15 ft @ L2
High Density	10 ft @ L3	20 ft @ L3	10 ft @ L3	15 ft @ L3	None	None	5 ft @ L3	10 ft @ L2	10 ft @ L2	20 ft @ L3	10 ft @ L3	15 ft @ L3
Recreation												
Public	10 ft @ L3	20 ft @ L2	10 ft @ L3	15 ft @ L3	5 ft @ L3	10 ft @ L3	None	None	10 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Private	10 ft @ L3	20 ft @ L2	10 ft @ L3	15 ft @ L3	5 ft @ L3	10 ft @ L3	10 ft @ L3	15 ft @ L3	None	None	15 ft @ L3	15 ft @ L3
Parking as a Principal Use	10 ft @ L3	20 ft @ L2	10 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	None	None
Commercial/ Office												
Office	10 ft @ L3	20 ft @ L2	10 ft @ L3	15 ft @ L3	10 ft @ L2	15 ft @ L3	10 ft @ L2	20 ft @ L2	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Light Commercial	10 ft @ L3	20 ft @ L2	10 ft @ L3	15 ft @ L3	10 ft @ L2	15 ft @ L3	10 ft @ L2	20 ft @ L2	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Heavy Commercial	20 ft @ L3	20 ft @ L3	15 ft @ L3	20 ft @ L2	15 ft @ L3	15 ft @ L3	20 ft @ L3	20 ft @ L3	20 ft @ L2	20 ft @ L2	15 ft @ L3	15 ft @ L3
Utilities												
Utility Right-of-Way	None	None	None	None	None	None	None	None	None	None	None	None
Minor Utilities	10 ft @ L2	15 ft @ L2	10 ft @ L2	15 ft @ L2	10 ft @ L3	15 ft @ L3	10 ft @ L2	10 ft @ L2	10 ft @ L3	10 ft @ L3	0 ft @ L3	0 ft @ L3
Major Utilities	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	20 ft @ L3	20 ft @ L3	20 ft @ L4	20 ft @ L4	20 ft @ L3	20 ft @ L3	20 ft @ L2	20 ft @ L2
Public/Semi-Public	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2
Industrial												
Light Industrial	20 ft @ L3	20 ft @ L3	20 ft @ L3	20 ft @ L3	20 ft @ L2	20 ft @ L2	20 ft @ L3	20 ft @ L3	20 ft @ L2	20 ft @ L2	15 ft @ L3	15 ft @ L3
Heavy Industrial	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	20 ft @ L3	20 ft @ L3	20 ft @ L2	20 ft @ L2

Table 2

Existing Principal Use: Office/ Commercial and Transportation/Communication/Utility

Existing Abutting Site Use:												
	Office/Commercial/Mixed Use						Utilities					
	Office		Light Commercial		Heavy Commercial		Utility Right-of-Way		Minor Utilities		Major Utilities	
	Urban /Walk-able	Sub/ Rural	Urban /Walk-able	Sub/ Rural	Urban /Walk-able	Sub/ Rural	Urban /Walk-able	Sub/ Rural	Urban /Walk-able	Sub/ Rural	Urban /Walk-able	Sub/ Rural
Subject Site Use:												
Low Density Residential	None	None	None	None	None	None	None	None	None	None	None	None
Medium-High Density Residential												
Med Density	10 ft @ L3	15 ft @ L2	10 ft @ L3	15 ft @ L2	10 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
High Density	10 ft @ L3	15 ft @ L3	10 ft @ L3	15 ft @ L3	10 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
Recreation												
Public	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
Private	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
Parking as a Principal Use	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
Commercial/Office												
Office	None	None	10 ft @ L2	10 ft @ L2	15 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
Light Commercial	10 ft @ L2	10 ft @ L2	None	None	15 ft @ L3	15 ft @ L3	None	None	None	None	15 ft @ L3	15 ft @ L3
Heavy Commercial	20 ft @ L2	20 ft @ L2	20 ft @ L2	20 ft @ L2	None	None	None	None	None	None	15 ft @ L3	15 ft @ L3
Utilities												
Utility Right-of-Way	None	None	None	None	None	None	None	None	None	None	None	None
Minor Utilities	None	None	None	None	None	None	None	None	None	None	None	None
Major Utilities	20 ft @ L4	20 ft @ L4	20 ft @ L4	20 ft @ L4	10 ft @ L3	10 ft @ L3	None	None	None	None	None	None
Public/Semi-Public	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	None	None	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2
Industrial												
Light Industrial	20 ft @ L2	20 ft @ L2	20 ft @ L3	20 ft @ L3	15 ft @ L3	15 ft @ L3	None	None	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Heavy Industrial	30 ft @ L4	30 ft @ L4	30 ft @ L4	30 ft @ L4	20 ft @ L3	20 ft @ L3	10 ft @ L2	10 ft @ L2	None	None	None	None

Table 3

Existing Principal Use: Utility; Public/Semi-Public; Industrial						
Existing Abutting Site Use:						
	Public/Semi-Public		Industrial			
			Light Industrial		Heavy Industrial	
	Urban / Walk-able	Sub/Rural	Urban / Walk-able	Sub/Rural	Urban / Walk-able	Sub/Rural
Subject Site Use:						
Low Density Residential	None	None	None	None	None	None
MHR						
Med Density	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
High Density	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Recreation						
Public	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Private	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Parking as a Principal Use	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Commercial/ Office						
Office	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Light Commercial	10 ft @ L3	10 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3	15 ft @ L3
Heavy Commercial	10 ft @ L3	10 ft @ L3	20 ft @ L2	20 ft @ L2	15 ft @ L3	15 ft @ L3
Utilities						
Utility Right-of-Way	None	None	None	None	None	None
Minor Utilities	10 ft @ L2	15 ft @ L2	None	None	None	None
Major Utilities	30 ft @ L4	30 ft @ L4	20 ft @ L3	20 ft @ L3	20 ft @ L4	20 ft @ L4
Public/Semi-Public	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2	10 ft @ L3	20 ft @ L2
Industrial						
Light Industrial	15 ft @ L3	15 ft @ L3	None	None	None or 15 ft @ L3	None or 15 ft @ L3
Heavy Industrial	20 ft @ L3	20 ft @ L3	20 ft @ L2	20 ft @ L2	None or 15 ft @ L3	None or 15 ft @ L3

E. Types of buffers required

The purpose and a description of each buffer is as follows:

1. L1: General Landscaping

This buffer is used as a landscape treatment for open areas when distance is the principal means of separating uses. L1 requires a minimum of a 20-foot buffer. It is intended to be used in alternative plans when there is adequate land available to provide desired buffer.

Figure 2: Plant Legend for Figures 3 through Figures 7

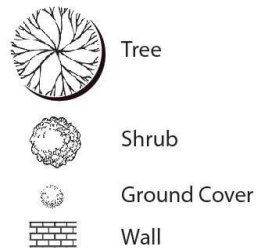


Figure 3: L1 General Landscaping Buffer (greater than 30')

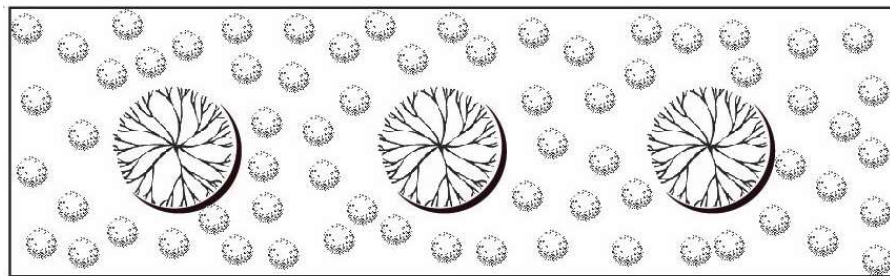
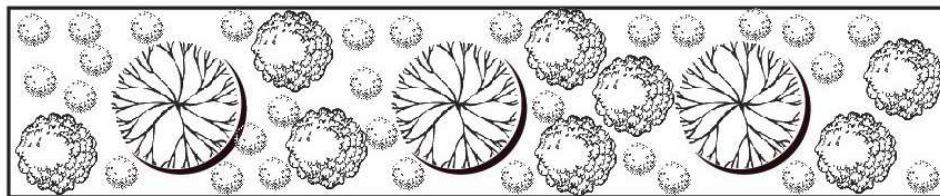


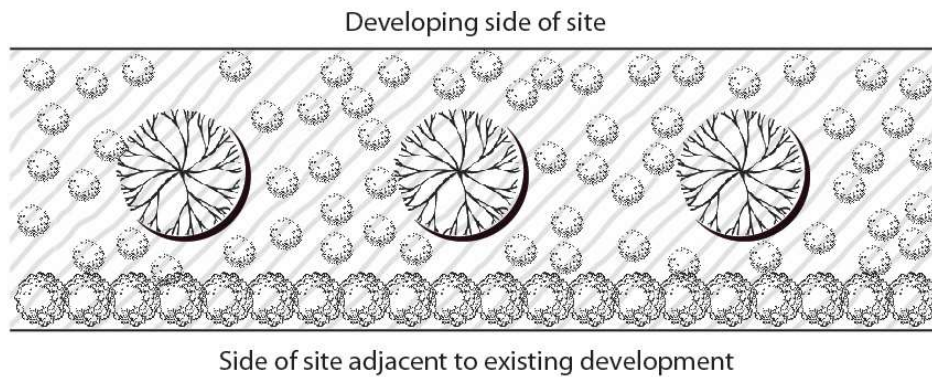
Figure 4: L1 General Landscaping Buffer (greater than 20' and less than 30')



2. L2: Three-foot tall screen

This buffer uses a combination of distance and a minimum three-foot tall screen to separate uses. The standard is used when a low level of screening is adequate to disrupt the impact of the use or development, or where visibility between areas is more important than a total visual screen.

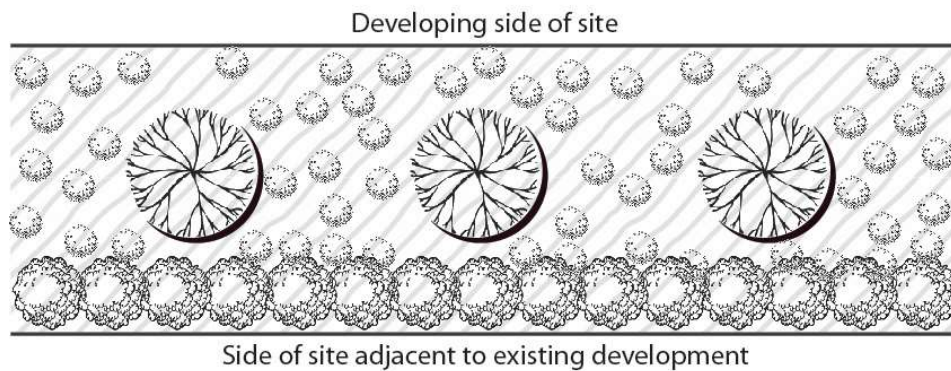
Fig 5: L2 three-foot tall screen landscaping standard



3. L3: Six-foot tall screen

This buffer uses a minimum six-foot tall screen to provide the physical and visual separation between uses or development. The standard is used when visual separation is required. When using shrubs for the screen, the shrubs shall be four-feet in height at time of planting.

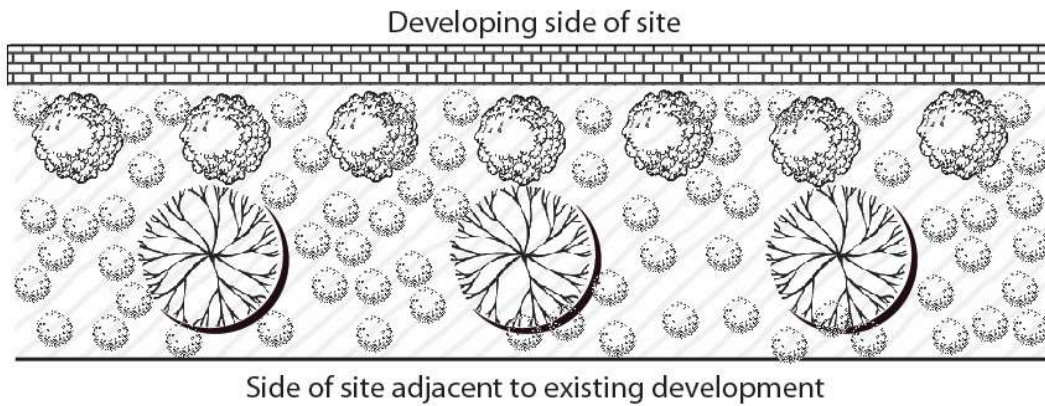
Fig 6: L3 six-foot tall screen landscaping standard



4. L4: Six-foot tall wall

This buffer requires a minimum six-foot tall wall to provide physical and visual separation between uses or development. The standard is used when extensive screening of both visual and noise impacts is needed to protect abutting sensitive uses and in areas where there is little space for separation.

Fig 7. L4 six-foot tall wall landscaping standard



F. Landscape and screening requirements by type of buffer

1. Required buffers shall contain at a minimum the landscaping and screening in Table 4, *Planting and Screening Requirements in Buffers*.

Table 4: *Planting and Screening Requirements in Buffers*

	L1 General	L2: 3-foot tall screen	L3: 6-foot tall screen	L4: 6-foot tall wall
The number of trees required is: <ul style="list-style-type: none"> ▪ one Class A tree per 40 linear feet, or ▪ one Class B tree per 20 linear feet. 	Required	Required	Required	NA
The number of trees required is: <ul style="list-style-type: none"> ▪ one Class A tree per 40 linear feet, or ▪ one Class B tree per 20 linear feet or ▪ one Class C tree per 15 linear feet in combination with or instead of Class A and Class B trees. 	NA	NA	NA	Required
Where the area to be landscaped is between 20 and 30 feet, the number of trees and shrubs required is two six-foot tall shrubs or three three-foot tall shrubs per 400 square feet of landscaped area.	Required	NA	NA	NA
A continuous three-foot tall screen along the property line, consisting of: <ul style="list-style-type: none"> ▪ continuous evergreen shrubs, or ▪ a wall, fence or berm. 	Optional	Required	NA	NA
A continuous six-foot tall screen along the property line, consisting of: <ul style="list-style-type: none"> ▪ continuous evergreen shrubs, or ▪ a wall or fence 	Optional	Optional	Required	NA
A continuous minimum six-foot tall masonry wall along the property line	Optional	Optional	Optional	Required
One six-foot tall shrub is required for every seven linear feet of wall. The shrubs shall be planted on the side facing the existing development.	NA	NA	NA	Required
Access to the buffer area from the developing side of the site shall be provided in the design of the wall and buffer	NA	NA	NA	Required

2. All required buffers shall be maintained by the owner of the buffer area.
3. Trees of different classes may be combined to meet the standard.
4. Trees and shrubs may be grouped or spaced at irregular intervals.
5. Groundcover shall be provided:

- a. Mulch may only be used as a groundcover in up to 40 percent of the ground cover area.
- b. No single type of other material may be used in more than 60 percent of the area.

18.3.4 Street Yard

A. Rural Character Area Street Yard

A street yard is not required in the Rural Character Area, as delineated on the official zoning map.

B. Requirements for all Character Areas except the Rural Character Area

- 1. Street trees are required along the entire street frontage, excluding alleys.
- 2. Trees of different classes may be combined to meet the standard.
- 3. Trees may be grouped or spaced at irregular intervals.
- 4. When trees are placed in tree wells, tree wells for Class A trees shall be a minimum of 36 square feet and for Class B and C trees a minimum of 25 square feet.
- 5. A continuous three-foot tall screen is required between any parking lot and the abutting sidewalk, consisting of:
 - a. continuous evergreen shrubs, or
 - b. a wall, fence or berm.
- 6. Groundcover shall be provided:
 - a. Mulch may only be used as a groundcover in up to 40 percent of the ground cover area.
 - b. No single type of other material may be used in more than 60 percent of the area.
- 7. All street trees may be planted in the right-of-way with the approval of the Development Director. Where underground utilities or other practical difficulties exist, the Development Director may allow street tree planting no less than five feet and no more than 15 feet from the back of the sidewalk, unless an alternative plan is approved. See Section 18.5 regarding required permits to remove, cut, and plant trees and shrubs on public property.

C. Suburban Character Area Street Yard

- 1. A landscape strip is required along the entire street frontage and between the street and the sidewalk, exclusive of driveways and access ways at points of ingress and egress to the lot.
- 2. The landscape strip shall have a minimum width of 10 feet or 10 percent of the lot depth, whichever is less.
- 3. Tree Spacing:
 - a. The number of trees required is one Class A tree per 40 linear feet.
 - b. Where overhead utilities exist, Class B or Class C trees shall replace Class A trees at the rate of one Class B or Class C tree for every 40 feet.

D. Walkable and Urban Character Area Street Yard

- 1. Tree Spacing
 - a. The number of trees and plant materials required is:
 - i. one Class A tree per 40 linear feet, or
 - ii. one Class B tree per 20 linear feet.
 - b. Where overhead utilities exist, Class B or Class C trees shall replace Class A trees at the rate of one Class B or Class C tree for every 20 feet.

E. Downtown Character Area Street Yard

1. Tree Spacing

- a. One Class A or Class B tree is required per 40 linear feet.
- b. The Development Director may approve substituting awnings, canopies or other shade structures for required trees.

18.3.5 Parking Lot Landscaping

- A. Parking lots with ten or more spaces or expanding by six or more spaces shall provide parking lot landscaping.
- B. No parking space shall be located further than 100 feet from the trunk of a Class A or Class B tree.
- C. Trees may be provided in a mix of interior islands, median islands, terminal islands and buffer areas.
- D. Tree wells for Class A trees shall be a minimum of 36 square feet and for Class B and C trees a minimum of 25 square feet.
- E. Trees may not be planted closer than two and one-half feet to the paved portion of the parking lot.
- F. Islands provided without trees shall provide ground cover, shrubs or other plant material as approved by the Development Director.
 1. Mulch may only be used as a groundcover in up to 40 percent of the ground cover area.
 2. No single type of other material may be used in more than 60 percent of the area.
- G. The use of bioswales is encouraged. Interior and/or Median Islands may be consolidated or intervals may be expanded in order to provide for a better bioswale system where approved by the Development Director.
- H. Parking Lot Landscaping shall be provided as required in *Table 5 Parking Lot Landscaping by Character Area*.

Fig 8. Illustration of Parking Lot Landscaping Components

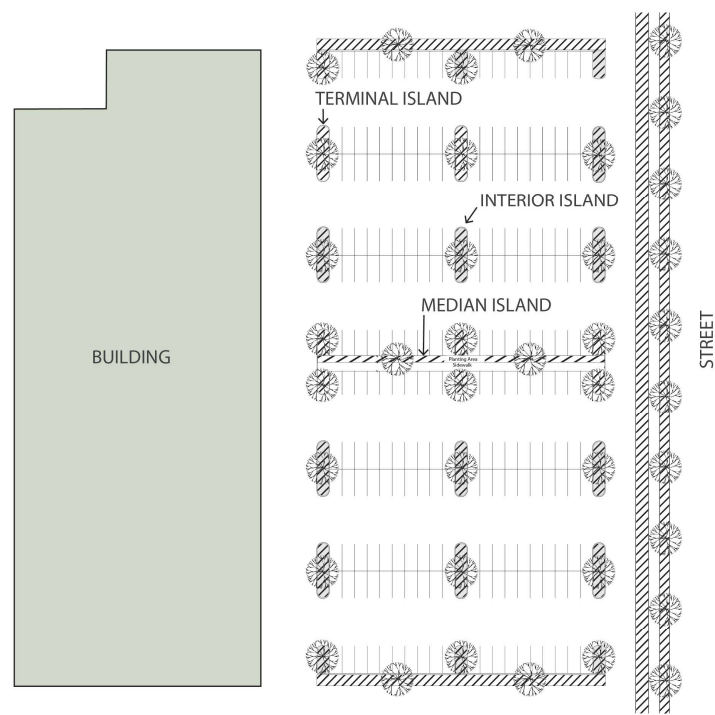


Table 5: Parking Lot Landscaping Requirements by Character Area

	Rural Character	Suburban Character	Walkable & Urban Character	Downtown Character
Parking Lot Materials, General				
Pedestrian paths shall be clearly delineated	Optional	Optional	Y	Y
Sidewalks across driveways shall maintain a consistent grade of pedestrian travel in order to give pedestrians priority access over vehicular travel	Optional	Optional	Y	Y
Interior Islands				
An interior landscaped island shall be provided for every 10 parking spaces in a single row	Y	Y	NA	NA
Tree wells for Class A trees shall be a minimum of 36 square feet and for Class B and C trees a minimum of 25 square feet	Y	Y	NA	NA
Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees when approved by the Development Director	Y	Y	NA	NA
Terminal Islands				
All rows of spaces shall terminate in a curbed landscaped island	Y	Y	NA	NA
Terminal islands shall be a minimum of five feet in width and have a length no shorter than two feet less than the length of the abutting parking space	Y	Y	NA	NA
Median Islands				
A curbed median island with a minimum width of six feet inside the curb shall be provided between every six single parking rows and along primary internal and external access drives	Y	Y	NA	NA
Median intervals may be expanded in order to preserve existing trees when approved by the Development Director	Y	Y	NA	NA

18.4 Screening

18.4.1 Utilities

- A. Above-ground utilities and appurtenances to underground utilities that require above-ground installation, with the exception of those located in the right-of-way, shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure and shall contain a break for required access.
- B. Trees or shrubs shall not be planted within ten feet of fire hydrants, public utilities such as traffic meter boxes, directional traffic signs and other similar public structures.

18.4.2 Drive-Thrus, Access and Stacking Lanes

- A. Except as provided below, a continuous three-foot tall screen is required between any drive-thru, including access and stacking lanes, and the street or abutting properties when visible from the street or abutting residential property. The three-foot tall screen shall consist of:
 1. continuous evergreen shrubs, or
 2. a wall, fence or berm.
- B. Screening of drive-thrus and access lanes at banks and other financial institutions shall comply with LA Rev Stat § 6:1366 and shall meet the following conditions:
 1. No plant material exceeding one foot in height shall be planted within a 15-foot radius of the drive-thru or access facility.

2. Plant material outside the 15-foot radius shall be maintained in a manner which promotes reasonable visibility of persons within the access area.
3. Trees within the access area shall be limbed up to a minimum of six feet.

18.5 Trees and Shrubs on Public Property

- A. A permit from the Development Department is required to remove any tree or shrub growing within the public right-of-way or other public property.
- B. The Development Department may grant a permit to abutting property owners or public utilities serving the City-Parish to prune trees or shrubs as necessary for the protection of utility lines and clearing of rights-of-way.
 1. In lieu of obtaining a permit, public utilities may submit an annual maintenance plan 30 days prior to commencement of any work, describing the areas to be pruned.
 2. In the case of an emergency, pruning may be allowed without a permit, provided that it is performed in accordance with American National Standards Institute (ANSI).
 3. Pruning or digging measures that are necessary to restore power or to abate the imminent danger to human life are authorized. A report of any such emergency work, if it involved pruning or digging within the root system of a tree or shrub, must be filed with the Development Department within 15 calendar days following such work. As soon as possible, any emergency work must be brought up to appropriate standards to the extent possible under the direction of the Development Department.
- C. A permit to remove a tree or shrub may include conditions that protect the public's use of the area.
- D. Approval by the Development Department may be conditioned on replacement with a new tree or shrub.
- E. Except in the case of public utilities, the permit may also be conditioned on the furnishing of a bond or other adequate financial assurance for the payment of damages incurred as a result of permit violation.
- F. Approval by the Development Department shall be given when it is found that a tree should be removed or is unsafe because of one of the following conditions:
 1. Growth which cannot be corrected by proper trimming,
 2. Damage caused by the elements, or because of age, disease or other debilitating cause,
 3. Existence of an insecure root system which might cause the tree to fall,
 4. Existing or potential interference with street use,
 5. Root interference with subsurface sewer or utility facilities which reasonable root pruning may not correct,
 6. Any other conditions which the Development Director finds such removal will be in the public interest.
- G. If no action is taken by the Development Department within 10 working days of the submission of a permit request, the permit will automatically be issued. All denials of permit requests by the Development Department shall be accompanied by written reasons for the permit denial.
- H. Notwithstanding the above, public utilities do not need to acquire a permit in connection with providing a service line or drop in the provision of utility service provided at the request of any of its customers.

Section 18.6 Tree and Urban Forest Preservation Standards

- 18.6.1 Tree Credit Standard.** Existing trees within the area proposed for site development may be credited towards the landscape materials required by this Chapter. The owner is encouraged to preserve as many existing mature and valuable trees that are suitable

for landscaping as possible in the design and implementation of the landscape plan.

- A. In all applicable zoning districts, credit may be applied toward the tree planting requirements of this Chapter by the preservation of existing trees within Street Yards, Buffers, and other areas of the site left undisturbed by construction.
- B. Trees preserved in the street planting area shall be credited towards street planting requirements, trees preserved in parking lots shall be credited toward parking lot requirements and trees preserved in a buffer planting area shall be credited toward buffer area planting requirements.
- C. It shall be the responsibility of the owner to maintain preserved trees. If a preserved tree dies within five years of development completion or certificate of occupancy, it is the responsibility of the owner to replace that tree with the number of caliper inches credited on a matching basis within six months. The owner shall be responsible for maintaining all plant materials required by the Unified Development Code in healthy living condition.

18.6.2 Qualifying Trees

- A. The tree credit rate for each tree preserved shall be determined by *Table 6: Tree Credits for Preserved Trees*. Trees qualifying for tree credits are listed in the Appendix (*Preserved Trees Qualifying for Tree Credit*.)

Table 6: Tree Credits for Preserved Trees

<i>Existing Trunk Diameter (DBH) Inches of Preserved Trees</i>	<i>Amount of credit granted</i>
Live Oak Trees 24 inches or greater	1 tree for every inch of preserved Live Oak
24 inches or greater (all trees, except for Live Oaks)	10 trees
18 inches to under 24 inches	8 trees
12 inches to under 18 inches	6 trees
6 inches to under 12 inches	4 trees

- B. Trees shall be preserved in accordance with the rules of good arboricultural practice as set forth by ANSI.

18.6.3 Tree Preservation Plan. In order to receive credit for preserved trees, the owner must include as part of the Landscape Plan submittal a Tree Preservation Plan which shall be approved by the Development Director.

- A. The Tree Preservation Plan shall include the location, size and condition of each tree or tree grove to be preserved, along with an indication of proposed development features which may impact such trees, and any other pertinent information as required by the Development Director to evaluate existing and proposed conditions.
- B. The Tree Preservation Plan shall include a detailed description of all methods to be used to ensure the survival of all trees scheduled for preservation credit, including information that may be required by the Development Director to interpret the intent and methodology proposed.
- C. All tree preservation methodology shall conform to ANSI A300 standards.

18.6.4 Protection of Trees During Site Development and Construction. The tree drip line, which extends to the edge of the leaf mass of the crown shall be designated as a Tree Protection Zone and shall be kept safe from site disturbance.

- A. In the erection of any building or structure, the builder, contractor or owner shall place tree protection fencing a minimum height of six feet along the tree protection zone and around all trees belonging to the City-Parish that

are within twenty feet of the developing property to prevent injury to them. Building materials or trash shall not be placed upon City-Parish property, right-of-way or easements without the permission of the Development Director. Contractors and others doing work, either for excavation or other projects for which permission has been granted by the Development Director shall give bond to the Development Director to guarantee the payment of all costs for repairing any settlement or other damage or deterioration that occurs as a result of the project undertaken by them.

- B. Trees designated on the Tree Preservation Plan as Protected Trees shall be completely enclosed by tree protection fencing a minimum height of six feet located at the tree protection zone, and as approved by the Development Director. The location of the tree protection fencing must be as described on the Tree Preservation Plan. Plastic or non-rigid forms of fencing shall not be allowed.
- C. Tree protection fencing must be in place prior to any clearing or site work. Failure to install tree protection fencing at the appropriate time may result in the loss of tree protection credits and shall require suspension of all work until a revised Landscape Plan is approved. Tree Protection fencing must remain in place until all construction has been completed or final occupancy permit has been issued, whichever is later.
- D. Tree protection fencing must carry durable signs designating the area as a "Tree Protection Zone. No entry unless authorized by the City-Parish Development Department. Signs shall be in both English and Spanish and shall be spaced around the perimeter of all tree protection zones with a maximum spacing of 25 feet between signs. Signs shall be a minimum eight inches tall by ten inches wide in size and shall be firmly affixed to the tree protection fence.
- E. Any violation of a tree protection zone may subject the owner to the loss of tree preservation credits and may require the suspension of all work until a revised Landscape Plan is approved for the project.
- F. Tree protection zones shall explicitly follow the terms and conditions of the approved Tree Preservation Plan for that project or site. Any variation must receive the prior approval of the Development Director.
- G. Additional tree protection measures may be ordered by the Development Director if site conditions warrant them.

18.7 Design and Installation

18.7.1 Plant Material

- A. General
 - 1. All landscaping shall be installed in accordance with the rules of good arboricultural practice as set forth by the ANSI A300 and in the Louisiana Nurseryman's Manual for the Environmental Horticulture Industry, latest edition, as published by the Louisiana Nursery and Landscape Association, and currently in effect at the time of such work.
 - 2. Plant material shall be true to name, variety and size and shall conform to all applicable provisions of the American Standards for Nursery Stock, latest edition, as published by the American Nursery & Landscape Association.
 - 3. Plant materials shall be cold-hardy for the specific location where they are to be planted.
 - 4. Plant materials shall be able to survive on natural rainfall once established with no loss of health.
 - 5. All plant heights shall be measured from the top of the root ball to the tip of the highest branch.
- B. Class "A" trees and street yard trees
 - 1. All single trunk trees shall have a minimum two-inch caliper and measure a minimum of eight feet tall at time of planting.
 - 2. Multi-trunk trees shall have main stems with a minimum one and one-half-inch

caliper per trunk, a minimum of three main stems, and measure a minimum of ten feet tall at time of planting.

C. Class “B” trees

1. All single trunk trees shall have a minimum one and one-half inch caliper and measure a minimum of eight feet tall at time of planting.
2. Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk, a minimum of three main stems, and measure a minimum of eight feet tall at time of planting.

D. Class “C” trees

1. All single trunk trees shall have a minimum one and one-half inch caliper and measure a minimum of five feet tall at time of planting.
2. Multi-trunk trees shall have main stems with a minimum one-inch caliper per trunk, a minimum of three main stems, and measure a minimum of five feet tall at time of planting.

E. Shrubs

1. Shrubs shall be a minimum of 20 inches in height in a minimum three-gallon container, unless they are planted as a screen for an L3 buffer.
2. When planted as a screen for an L2 buffer or a parking lot, the maximum spacing for 20-inch high shrubs shall be 36 inches on center.
3. Shrubs planted as an L3 buffer shall be a minimum of four-feet in height..
4. When planted as an L3 buffer, the maximum spacing for four-foot high shrubs shall be 36 inches on center.
5. Spacing for other required plant material shall be determined by the Development Director.

F. Ground cover shall be of a type that will provide 80 percent coverage within five years of planting.

18.7.2 Sight Triangle Planting

- A. A clear sight triangle shall be established at the intersection of a driveway and a street measuring ten feet from the back of the right-of-way and extending 70 feet from the edge of each side of the driveway and on all corner lots (the intersection of two streets) measuring 25 feet from the corner of both sides of the intersecting streets at the back of the right-of-way.
- B. No materials that would impede traffic visibility shall be allowed between two and one-half feet and eight feet in height, as measured from the grade of the street or driveway.
- C. Plant heights shall be measured from the grade of the street’s centerline unless an alternative is approved by the Development Director.

18.7.3 Soils

Trees shall be planted in accordance with the rules of good arboricultural practice as set forth by the ANSI A300.

18.7.4 Irrigation

A water source shall be supplied within 200 feet of any planting requiring watering to become established.

18.7.5 Constrained Sites

- A. Alternative landscaping may be approved by the Development Director where the required landscaping in this Chapter cannot be physically met on the site for one of the following reasons:
 1. The site involves space limitations or is an unusually shaped lot.
 2. Topography, soil, vegetation, or other physical conditions of the lot are such that full compliance is impossible or impractical.

3. Public safety considerations are involved.
 4. Impact on the environmental quality of the lot and surrounding area will be improved with the proposed alternative landscape plan.
 5. Redevelopment of an existing site requires landscaping to be added, but a building, pavement or stormwater facility already exists.
 6. The site has lost area from existing landscaping due to an abutting public improvement project.
- B. Alternative landscaping may be approved by the Development Director under the following conditions:
1. Property owners abutting the development site agree in writing that a reduced buffer between the abutting property and the site being developed is acceptable. The required number of trees and landscape area shall be provided elsewhere on the site.
 2. If separate properties have a common development plan, a modified buffer between properties is permitted. However, required perimeter and area landscaping plantings shall be provided as required in this ordinance.

Section 18.8 Maintenance

- A. Property owners and their agents shall be responsible for providing, protecting, and maintaining all required landscaping in a healthy and growing condition, replacing dead or damaged vegetation, and keeping all landscaped areas free of refuse and debris.
- B. Property owners and their agents shall be responsible for providing, protecting, and maintaining all landscaping within the abutting right-of-way.